

Gladstone Cottages, Holway Road , Holywell , CH8 7NQ
£115,000 MH9771



DESCRIPTION: A charming and characterful semi detached cottage which is beautifully presented and briefly comprises:- entrance hall, lounge with beamed ceiling, kitchen with a comprehensive range of modern units, two bedrooms and modern bathroom. Gas heating. Gardens and parking for two cars.. Viewing recommended.

ANGELA WHITFIELD FNAEA – RESIDENT PARTNER

Viewing by arrangement through Holywell Office

Es tate House, 26 High Street, Holywell, Flintshire, CH8 7LH Tel: 01352 712271

Opening hours 9.00am-5.00pm Monday – Friday 9.00am – 1.00pm Saturday

DIRECTIONS: Leave Holywell Ring Road at the exit by the old fire station and turn right in the direction of Carmel and the property will be seen on the left hand side.

LOCATION: Situated in an established residential area being convenient for local shopping and amenities in the historic town of Holywell.

HEATING: Gas heating with radiators.

ENTRANCE HALL: Wooden floor.

LOUNGE: 18' x 10' 8" (5.49m x 3.25m) Two radiators and double glazed window. Under stairs storage cupboard with latch door and beamed ceiling. Fitted shelving ideal for books.



KITCHEN: 11' 5" x 6' 1" (3.48m x 1.85m) Plumbing for an automatic washing machine, single stainless steel sink unit with storage below and matching modern wall and base units with work surface over. Electric oven and hob. Complimentary tiling to the splash back's Wall mounted gas boiler. Tiled floor. Double glazed door to the garden.



BEDROOM 1: 11' 4" x 10' 8" (3.45m x 3.25m) Radiator and double glazed window.



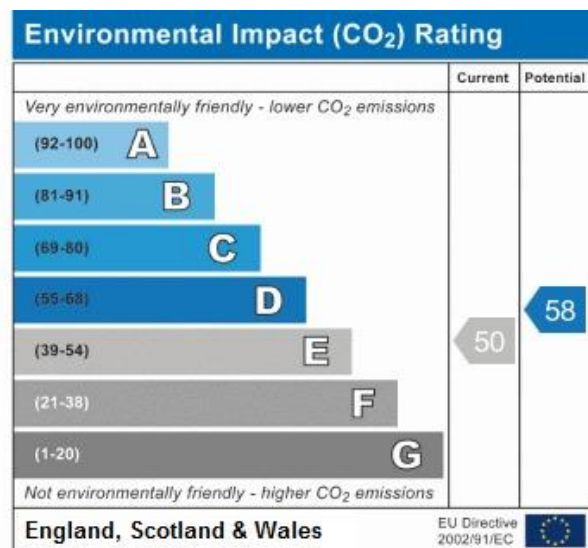
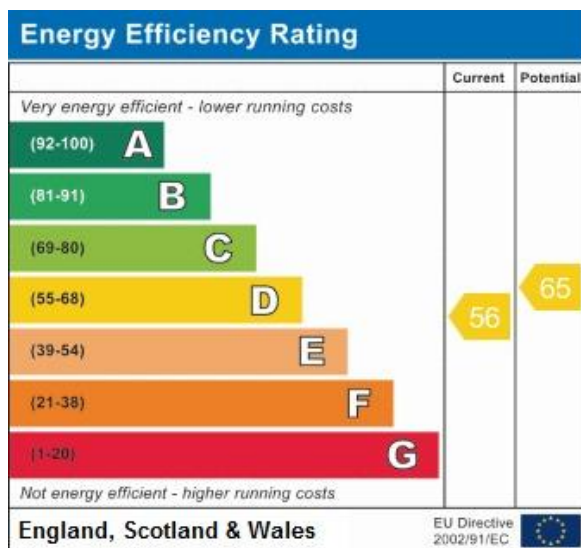
BEDROOM 2: 11' 4" x 6' 1" (3.45m x 1.85m) Radiator and double glazed window. Airing cupboard.



BATHROOM: 7' 7" x 5' 5" (2.31m x 1.65m) Radiator, w.c., wash hand basin and panelled bath with shower over. Complimentary tiling. Extractor fan.



OUTSIDE: Low maintenance front garden. Gate to the left providing access to the courtyard patio with water supply. Access to parking for two cars to the rear and raised lawn gardens which are not overlooked from the rear.



TERMS OF SALE: -This property is offered for sale by Private Treaty upon the instructions of the Vendors.

PURCHASING PROCEDURE: - **TO MAKE AN OFFER - MAKE AN APPOINTMENT.** Once you are interested in buying this property, contact this office to make an appointment.

Any delay may result in the property being sold to someone else, and survey and legal fees being unnecessarily incurred.

SURVEY DEPARTMENT: - Structural Surveys Make Sense - For RICS Homebuyers Report and Full Structural Surveys contact 01352 758088 or ask at any office.

AGENTS NOTE: – Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure are approximate. Therefore, if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1. Notice is hereby given that these Sales Particulars are correct at the time of our inspection of the property but prospective Purchasers of Lessees should satisfy themselves as to correctness of the same by their own inspection and Survey